



**REDEVELOPMENT AGENCY AGENDA**  
**MEETING OF: JANUARY 22, 2003**

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 12:30 P.M.

**PRESENT:** CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD, L.B. McDONALD, WEEKLY, and MACK

**EXCUSED:** MEMBER BROWN

**ALSO PRESENT:** DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North  
Senior Citizens Center, 450 E. Bonanza Road  
Clark County Government Center, 500 S. Grand Central Pkwy.  
Court Clerk's Bulletin Board, City Hall  
City Hall Plaza, Posting Board

(12:30)

**3-897**

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: JANUARY 22, 2003**

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**DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF DECEMBER 4, 2002

**MOTION:**

**REESE – APPROVED by Reference – UNANIMOUS with BROWN excused**

**MINUTES:**

There was no discussion.

(12:30)

**3-905**

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: JANUARY 22, 2003**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

**RESOLUTIONS:**

**RA-1-2003** - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE OWNER PARTICIPATION AGREEMENT ("OPA") BETWEEN THE CITY OF LAS VEGAS RDA AND PH GSA, LLC AND THE DISPOSITION AND DEVELOPMENT AGREEMENT ("DDA") BETWEEN CITY PARKWAY IV-A, INC. ("CPY") AND PH GSA, LLC TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE RDA - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM #80 (R-17-2003) AND COUNCIL ITEM #83 (REAL ESTATE)]

**Fiscal Impact**

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**No Impact**

**Amount:** Gain of \$2,000,000

☐

**Budget Funds Available**

**Dept./Division:** City Parkway IV-A, Inc.

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**Augmentation Required**

**Funding Source:** City Parkway IV-A, Inc.

**PURPOSE/BACKGROUND:**

This is a companion item to discussion and possible action regarding the PH GSA, LLC proposal for a 85,000 square foot office facility in the downtown vicinity. The Redevelopment Agency is being asked to review and approve an Owner Participation Agreement (OPA) to provide Tax Increment Finance (TIF) assistance for 41% of new incremental taxes for 20 years. Approval will adopt findings that the OPA and DDA are in compliance with furtherance of the goals and objectives of the RDA, and the Redevelopment plan.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Location Map
3. Disclosure of Principals
4. Resolution No. RA-1-2003
5. Owner Participation Agreement

**MOTION:**

**WEEKLY – APPROVED as recommended – UNANIMOUS with BROWN excused**

REDEVELOPMENT AGENCY MEETING OF JANUARY 22, 2003

Item 2 – RA-1-2003

**MINUTES:**

LESA CODER, Director, Office of Business Development, requested approval and that the testimony given under Items 80 and 83 of the 1/22/2003 Council meeting also be incorporated under this Item.

There was no further discussion.

(10:47 – 10:48)

**2-278**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: JANUARY 22, 2003**

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES – Continued:**

BEATRICE TURNER, West Las Vegas resident, said that there is some redevelopment property in West Las Vegas on Owens and H Street that has a sign announcing a shopping center that is supposed to be built soon. But she does not believe anyone is going to build on that property. She opined that it is time for the City to take action on that property and bring on another developer.

She commended Code Enforcement for doing their job. However, she would like to see the rules applied to everyone, including the Housing Authority. They need to be held accountable like any other property owner.

STAN WASHINGTON, Las Vegas resident, updated the Council on the Chelsea development employment plan issue. Since he last met with representatives, he received a letter from ATTORNEY MARK FIORENTINO, for Chelsea Development, indicating that they intended to ask the City Council to consider amending the Chelsea Agreement at one of its November meetings. As of his last discussion with Iain Vasey of Business Development, he had not yet received that letter. MR. WASHINGTON stated that the Chelsea Group has been put on notice that if they do not submit their employment plan by February, his group would block the gate. He noted that some progress has been made as far as hiring minority contractors.

As far as the employment plan, GENE COLLINS said that had they not brought their concerns to the Council, they would not have been able to make progress. It would have been nice if the Chelsea Group would have operated like IRWIN MOLASKY and do what is right. MR. KLINE and MR. DAVIS of the Chelsea Group were put on notice as to what the West Las Vegas community will do if they do not get the employment plan before the Council for consideration. DR. MARTIN LUTHER KING JR. would protest at the job site if he did not get results. He thanked the Council for their assistance in this matter.

TODD FARLOW, 240 N. 19<sup>th</sup> Street, asked MEMBER WEEKLY if he was able to see the tapes that he gave to his Liaison Ricky Barlow. He then stated that the Chelsea Group promised to keep the

existing trees and move them if necessary in order to save them. On December 19, 2002, on the way back from the doctor's office, he noticed that the tree had been ripped out from the

# *City of Las Vegas*

## REDEVELOPMENT AGENCY MEETING OF JANUARY 22, 2003 Citizens Participation

### **MINUTES – Continued:**

roots. He was so mad that he went immediately up to 10<sup>th</sup> floor. COUNCILMAN BROWN's secretary then called the Chelsea Group and she was told that it was a mistake and that the remainder of the trees would remain. A week ago he came back from the doctor's office again to find that the entire line of trees had been torn out. He opined that the Chelsea Group is a group of liars and the City should not do business with developers that do not comply with the conditions. The City should seek recompense through the bond.

DOROTHY BARNES, civil rights activist, said that she has been in this community for a little over three years, and she has been experiencing a lot of problems with Nellis Air Force Base because they are falsifying information about her to the CIA. This is happening to a lot of homeless people in Las Vegas.

DAN CONTRERAS, Bonanza Village resident, commented that the Mayor made a comment during the Council meeting about community pride, which led him to want to speak about things that are happening in Bonanza Village, such as the entryway kickoff earlier that morning to get landscaping put in. He assured the Agency members that the residents of Bonanza Village intend to do their part in the community this year and volunteer hours with Neighborhood Services to make a difference. He also thanked COUNCILWOMAN McDONALD for the Angel Tree program and coming up with ways to involve all those that wanted to get involved. He also thanked COUNCILWMAN WEEKLY for having his heart in the right place, even if they do not always agree. Lastly, he said that the community is committed to being proactive, but they do not want another social service in their neighborhood. He would rather see the VA building vacant than to see another social service put in there.

TOM McGOWAN, Las Vegas resident and mayoral candidate, indicated that the story of man's inhumanity to man is unending. In 1492 the king and queen expelled 2000 Jews. It took 456 years for the homeless to firmly establish their homeland, which is now Israel. On 1/18/2003 he was privileged to attend the Second Annual Jewish Film Festival to see "All The Ones I've Loved." It told the story of a man that risked his own life to save the lives of 669 Jewish children who said goodbye to their parents that were incinerated while a preoccupied world looked the other way. In summary, he said that he was privileged to visit the God in Me Ministries building in Ward 5. They received a notice of eviction, by which the City is attempting to condemn 600 men each year. The City is forcing men and women to return to the streets as homeless exiles to die of exposure or worse. He opined that those that did not learn the lessons of history are destined to repeat them. The Pilgrims and every immigrant who arrived in America. He vowed that man's inhumanity will cease in the City of Las Vegas, even if he has to run against the entire Council to prove it.



# *City of Las Vegas*

REDEVELOPMENT AGENCY MEETING OF JANUARY 22, 2003  
Citizens Participation

## **MINUTES – Continued:**

CONRAD (inaudible), mentioned that on 1/16/2003 California finally listened to what LaRouche has been saying since 1995 to not deregulate. He submitted a booklet titled Emergency Intervention by LaRouche and sated that he is the only man with the answer to deregulation. LaRouche also knows about maglev trains, which is what is needed in Las Vegas. He noted that Mr. LaRouche would be speaking on 1/28/2003.

Regarding the Hospital on Vegas Drive and Martin Luther King Drive, MARGARET LEWIS suggested that the location would be ideal for a high school so that the kids in West Las Vegas do not have be bused out, especially for sports. This would save the School District a lot of money.

(12:31 – 1:00)

**3-955**

**THE MEETING ADJOURNED AT 1:00 P.M.**

Respectfully submitted: \_\_\_\_\_  
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK  
April 4, 2003

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**Barbara Jo Ronemus, Secretary**